

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-037</u>	<u>BRAUVIN CORPORATE LEASE PROGRAM IV L. L. C.</u>
<u>03-095</u>	<u>RAUL & MARIA GARCIA</u>
<u>03-167</u>	<u>DALE & MARTHA M. MORPHONIOS</u>
<u>03-179</u>	<u>CARLOS BELLO</u>
<u>03-202</u>	<u>NORMA B. RODRIGUEZ & ANA M. FERNANDEZ</u>
<u>03-223</u>	<u>HHJ DEVELOPMENT LLC & CHARLES W. PRICE, JR.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 7/3/03 TO THIS DATE

HEARING NO. 03-7-CZ12-2 (03-223)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: HHJ DEVELOPMENT LLC & CHARLES W. PRICE, JR.

EU-1 to EU-M

SUBJECT PROPERTY: The east 134' of the west 677' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 25' for road right-of-way. AND: The east 262' of the west 543' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 25' thereof for road right-of-way. AND: The east 256' of the west 281' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 25' thereof for road right-of-way.; AND: The west 25' of the west 281' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 25' thereof for road right-of-way.

LOCATION: 8800 S.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY 5.01 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: BRAUVIN CORPORATE LEASE PROGRAM IV L. L. C.

- (1) RU-5A to BU-1A
- (2) MODIFICATION of Paragraph #1 of Declaration of Restrictions, recorded in Official Record Book 13645, Pages 1469 through 1475, reading as follows and only as applied to the subject property:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Office Park Center at "Kendall,"' as prepared by Bellon, Perez and Perez, Architects and Planners, dated 4-24-86 and consisting of two pages or in approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Waldenbooks and More,' as prepared by Bellon, Perez and Perez, Architects and Planners, dated 10-26-87 and last revised 12-11-87, and consisting of two pages."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Office Park Center at Kendall,' as prepared by Bellon, Perez and Perez, Architects and Planners, dated 4-24-86 and consisting of two pages or in approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Walgreens,' as prepared by Brown Demandt, Architects, consisting of 4 pages—Sheet A0.2 dated 7/17/03 and Sheets A0.3, A1.1 & A2.1 dated 6/30/03."

- (3) MODIFICATION of Paragraph #1 of Declaration of Restrictive Covenants in Lieu of Unity of Title, as recorded in Official Record Book 13645, Pages 1463 through 1468, only as it applies to subject property, reading as follows:

FROM: "1. The property will be developed in substantial conformity with the site plan entitled 'Office Park Center at Kendall,' as prepared by Bellon, Perez and Perez, Architects and Planners, dated the 24th day of April, 1986 or the site plan described on Exhibit "B".

TO: "1. The property will be developed in substantial conformity with the site plan entitled 'Office Park Center at Kendall,' as prepared by Bellon, Perez and Perez, Architects and Planners, dated the 24th day of April, 1986 or the site plan entitled 'Walgreens,' as prepared by Brown Demandt, Architects, consisting of 4 pages—Sheet A0.2 dated 7/17/03 and Sheets A0.3, A1.1 & A2.1 dated 6/30/03."

The purpose of requests #2 & #3 is to allow the applicant to submit a new site plan for the previously approved retail store.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(17) (Ordinance #03-93).

CONTINUED ON PAGE TWO

APPLICANT: BRAUVIN CORPORATE LEASE PROGRAM IV L. L. C.

PAGE TWO

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tract "A", KENDALL OAKS PROFESSIONAL CENTER, Plat book 132, Page 59, lying in the NE ¼ of Section 6, Township 55 South, Range 40 East, and being more particularly described as follows:

Commence at the intersection of the N/ly projection of the west line of said Tract "A", with the W/ly projection of the north line of said Tract "A"; thence run S89°55'52"E, along the W/ly projection of the north line of said Tract "A", for 25.41' to the Point of beginning; thence run S89°55'52"E, along the north line of said Tract "A", for 159.24'; thence run due south for 177.1'; thence run due west, parallel to the south line of said Tract "A", for 181.96'; thence run N0°52'17"W, along the west line of said Tract "A", for 151.97' to a Point of curvature; thence run NW/ly and NE/ly, along the boundary line of said Tract "A", along a circular curve to the right, having for its elements a central angle of 90°56'25" and a radius of 25', for an arc distance of 39.68' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 112 Avenue & S.W. 88 Street (North Kendall Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.74± Acres

RU-5A (Semi-professional Offices)

BU-1A (Business – Limited)

APPLICANTS: RAUL & MARIA GARCIA

- (1) Applicants are requesting approval to permit a proposed addition to an existing residence with lot coverage of 17.54%. (The underlying zoning district regulation allows a maximum of 15% lot coverage).
- (2) Applicants are requesting approval to permit a proposed addition to an existing residence setback 36.38' from the front (north) property line. (The underlying zoning district regulation requires 50').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "New Addition for Mr. & Mrs. Raul Garcia," as prepared by I.G. Architecture, dated 3/17/03 and consisting of a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 9, GALLOWAY GLEN, Plat book 108, Page 54.

LOCATION: 10000 S.W. 93 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 200' x 200' (irregularly shaped)

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 03-9-CZ12-3 (03-167)

34-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: DALE & MARTHA M. MORPHONIOS

- (1) Applicant is requesting approval to permit a single family residence setback 12.5' from the rear (Northwest) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit a pool to setback 65.55' from the front (Southeast) property line. (The underlying zoning district regulation requires 75').

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Res. Addition for Morphonios," as prepared by Salazar & Assoc., Architects-Planners, dated 3/13/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 6, FIRST ADDITION TO KENDALL POINT, Plat book 77, Page 31.

LOCATION: 8640 S.W. 84 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 105' x 117'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-9-CZ12-4 (03-179)

29-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: CARLOS BELLO

Applicant is requesting approval to permit a single family residence setback varying from 26.2' to 40' from the front (south) property line. (The underlying zoning district regulations require 50').

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Carlos Bellos," as prepared by Orestes Lopez-Recio, AIA, dated 12-31-02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the south½ of Tract 8, MILLER DRIVE ESTATES, Plat book 46, Page 37.

LOCATION: 5799 S.W. 102 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 147.47' x 298.13'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANTS: NORMA B. RODRIGUEZ & ANA M. FERNANDEZ

- (1) Applicant is requesting approval to permit a proposed pool setback 33.5' from the front (north) property line and to be located in front of the front building line of the principal residence. (The underlying zoning district regulations require a setback of 75' and to be located behind the front building line).
- (2) Applicant is requesting approval to permit the aforementioned pool setback 7' from the interior side (east) property line. (The underlying zoning district regulation requires 10').
- (3) Applicant is requesting approval to permit the residence setback 10' from the side street (west) property line. (The underlying zoning district regulation requires 15').

Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mrs. Ana Fernandez," as prepared by Juan Puentes, R. A., dated 4/3/02 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 61' of the north ½ of Tract 4, RESUBDIVISION OF BIRD ROAD TERRACE, Plat book 32, Page 65.

LOCATION: 6640 S.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 61' x 146'

PRESENT ZONING: RU-1 (Single Family Residential)